

MINUTES OF THE DEVELOPMENT REVIEW COMMISSION MARCH 26, 2013

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

Commission Present:

Mike DiDomenico, Chair
Dennis Webb, Vice Chair
Linda Spears
Paul Kent
Peggy Tinsley
Ron Collett
Angie Thornton

Commissioners Absent:

Dave Maza
Jim Delton
Dan Killoren

City Staff Present:

Lisa Collins, Interim Community Development Director
Ryan Levesque, Senior Planner
Diana Kaminski, Senior Planner
Kevin O'Melia, Senior Planner

Chair DiDomenico called the meeting to order at 6:15, which included the introduction of the Commission and City staff. He stated that several items were recommended for the Consent Agenda and those were Item Nos. 2, 4 and 5. He also indicated the minutes for March 12th would be continued to April 9th.

1. CONSIDERATION OF MEETING MINUTES: 3/12/13

Approval of minutes continued to April 9, 2013.

CONSENT AGENDA

On a motion by Commissioner Tinsley and seconded by Commissioner Collett, the Commission with a vote of 7-0 approved the Consent Agenda as recommended in the staff report (with modified conditions of approval for Item No. 5).

2. Request for a Code Text Amendment within the Zoning and Development Code incorporating special use standards for **FRATERNITY/SORORITY HOUSES (PL130052)**. The applicant is the City of Tempe.

THIS CASE WAS CONTINUED FROM THE MARCH 12TH MEETING

STAFF REPORT: [DRCr FraternitySororityHouses 032613](#)

This case was continued to a date uncertain.

4. Request for a Preliminary Subdivision Plat for **DESERT CROSS LUTHERAN CHURCH (PL130053)**, located at 8600 South McClintock Drive. The applicant is the City of Tempe.

STAFF REPORT: [DRCr_DesertCrossLutheranChurch_032613](#)

5. Request for a Zoning Map Amendment, an Amended Planned Area Development Overlay, a Development Plan Review and a Preliminary Subdivision Plat for a building expansion for **L & H INDUSTRIAL (PL120399)**, located at 1710 West Broadway Road. The applicant is Archicon Architecture & Interiors, L.C.

STAFF REPORT: [DRCr_L&HIndustrial_032613](#)

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3. Request for a General Plan Amendment, Zoning Map Amendment, Planned Area Development Overlay and Development Plan Review consisting of a new 322 unit multi-family development for **RESIDENCES AT FOUNTAINHEAD CORPORATE PARK (PL120055)**, located at 2520 South Plaza Drive. The applicant is Gammage & Burnham, PLC.

STAFF REPORT: [DRCr_ResidencesatFountainhead_032613](#)

This case was presented by Diana Kaminski and represented by Manjula Vaz of Gammage & Burnham, PLC (applicant).

Manjula Vaz addressed the Commission with a brief history and overview of the case which included information as it related to the density, zoning and general plan amendments.

Jim Temosky, Todd & Associates, addressed the Commission in regards to the design, amenities and the surrounding architecture.

Ms. Vaz returned to the podium to discuss the requested parking variance.

Chair DiDomenico asked if there is an opportunity to share parking with the other large parking garage that fronts Priest Drive.

Ms. Vaz indicated no.

Vice Chair Webb questioned Ms. Vaz as to the cost of rents.

Dan Tilton, Tilton Development, addressed the Commission and indicated rents will range from about 985.00 to 1,680.00.

Commissioner Tinsley asked about schools.

Ms. Vaz indicated this development is in the Tempe school district.

Chair DiDomenico had no questions regarding the parking and seeing none of the other Commissioners, he opened the hearing to public input.

One person spoke with a question in reference to the height.

Ms. Vaz indicated 64'

Chair DiDomenico closed the public portion of the hearing.

Commissioner Spears shared a concern regarding these large new developments and whether or not we are siphoning residences from these neighborhoods, causing them to deteriorate.

Chair DiDomenico questioned the site being taken out of the previous Planned Area Development Overlay.

Ms. Vaz indicated that the owners wanted to be an independent industrial development. Originally, they were interested in amending the Fountainhead PAD but are now creating a separate PAD, but the site is subject to the Fountainhead CC&Rs.

Vice Chair Webb stated it's a great project just concerned with increasing number of rentals.

On a motion by Commissioner Collett and seconded by Commissioner Kent, the Commission with a vote of 7-0, recommended approval of the General Plan Amendment, Zoning Map Amendments and Planned Area Development Overlay and approved the Development Plan Review.

6. ANNOUNCEMENTS

Chair DiDomenico suggested starting the next study session earlier to discuss setting an agenda for when the Commission meets with Council to make sure the items of interest get discussed.

The meeting adjourned at 7:05 p.m.

Prepared by: Lisa Novia, Administrative Asst. II

Reviewed by: Lisa Collins, Interim Director Community Development Department

A handwritten signature in black ink, appearing to read "Lisa Collins", is positioned above a horizontal line.

Lisa Collins, Interim Director, Community Development Department